

*Prepared By & Return To:*  
**SMITH, PHILLIPS, MITCHEL, SCOTT & NOWAK, LLP**  
2545 Caffey Street  
P.O. Box 346  
Hernando, MS 38632  
662-429-5041

**SALLIE IVON BEAVER and  
CHRISTOPHER NEAL BEAVER**

**GRANTOR**

**TO**

**WARRANTY DEED**

**GILMORE RUSSELL YACKEY**

**GRANTEE**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SALLIE IVON BEAVER and CHRISTOPHER NEAL BEAVER**, Grantors do hereby grant, bargain, sell, convey and warrant, unto **GILMORE RUSSELL YACKEY**, Grantee, in fee simple the following described property located and situated in DeSoto County, Mississippi, and more particularly described as follows:

Lot 240, Woodland Lake Subdivision, as shown on plat appearing of record in Plat Book 1, Pages 15A, 15B, and 15C, in the land records of DeSoto County, Mississippi, in the Office of the Chancery Clerk of said County, to which record plat reference is made for a more particular description.

Also a proportionate part of the lake known as Woodland Lake and a proportionate part of the Dam Site.

Said real estate is located in Sections 18 and 19, Township 3 South, Range 9 West, DeSoto County, Mississippi.

By way of explanation, this is the same property conveyed to G. V. Beaver and wife Sallie Ivon Beaver by Warranty Deed recorded in Deed Book 51 at page 336 of the land deed records of DeSoto County, Mississippi. G. V. Beaver is deceased. His sole and only heirs at law

*Amie Phillips*

are his spouse, Sallie Ivon Beaver and his son Christopher Neal Beaver, the Grantors herein.

That Christopher Neal Beaver is signing herein for purposes only to convey any and all possible interest that he may have inherited from his father, G. V. Beaver, in the subject property.

This conveyance is made subject to restrictive covenants, conditions, provisions and easements of record for Woodland Lake Subdivision recorded in Plat Book 1 at pages 15A, 15B, and 15C, in the office of the Chancery Clerk of DeSoto County, Mississippi; easement to Coahoma County Electric Power Association recorded in Deed Book 37 at page 429, Deed Book 37, Page 430 and Deed Book 37 at page 433 in said Clerk's Office, reservation of one-half of all minerals as reserved in Deed Book 51 at page 336 and all road rights of way, public utility easements, restrictive covenants, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi.

The above described real property is no part of the Homestead of the Grantors.

Taxes for 2008 and all subsequent years will be paid by the Grantee herein. Possession is given with delivery of this deed.

WITNESS OUR SIGNATURES this the 27<sup>th</sup> day of March, 2008.

Sallie Ivon Beaver  
SALLIE IVON BEAVER  
Grantor

Christopher Neal Beaver  
CHRISTOPHER NEAL BEAVER  
Grantor

STATE OF MS  
COUNTY OF DeSoto

Personally came and appeared before me, the undersigned authority in and for the State and County aforesaid, the within named **SALLIE IVON BEAVER**, who acknowledged that she freely and voluntarily signed and delivered the above Warranty Deed on the date therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 27<sup>th</sup> day of March, 2008.

Rebecca S. Thompson  
Notary Public

My Commission Expires: 4-26-2009

STATE OF MS  
COUNTY OF DeSoto

Personally came and appeared before me, the undersigned authority in and for the State and County aforesaid, the within named **CHRISTOPHER NEAL BEAVER**, who acknowledged that she freely and voluntarily signed and delivered the above Warranty Deed on the date therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 27<sup>th</sup> day of March, 2008.

Rebecca S. Thompson  
Notary Public

My Commission Expires: 4-26-2009

Grantor Address: 293 Riley Street, Hernando, MS 38632  
Hm: 662-429-9364 Wk: n/a

Grantee Address: 2726 Delta Crest Cove, Hernando, MS 38632  
Hm: 901-830-6110 Wk: n/a

**NO TITLE WORK WAS REQUESTED OR DONE IN THE PREPARATION OF THIS DEED. DEED PREPARED FROM INFORMATION PROVIDED BY GRANTORS AND GRANTEE.**